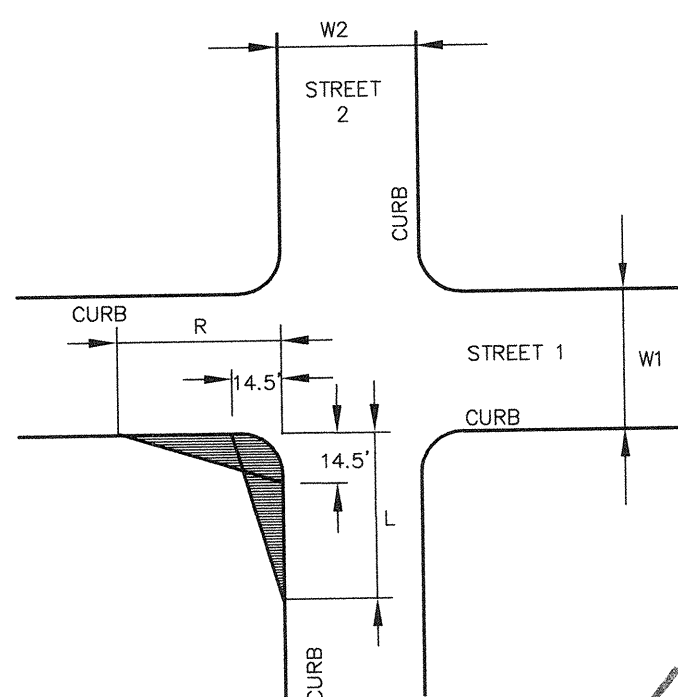


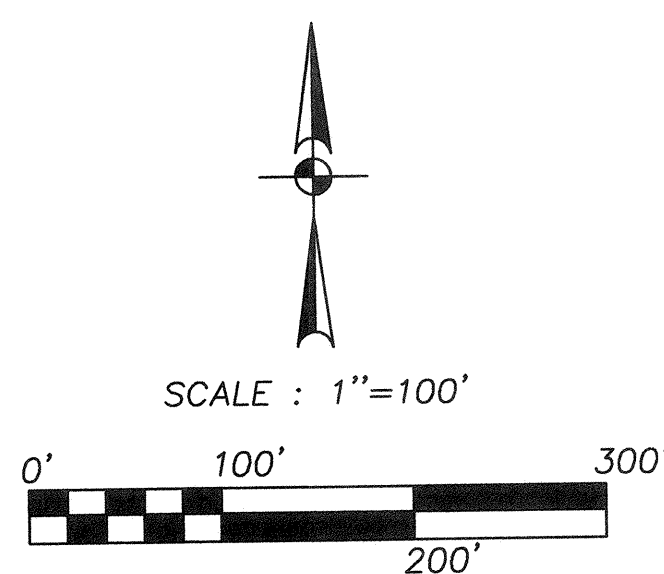
LOCATION MAP
NTS

BEXAR COUNTY CLEAR VISION STATEMENT:

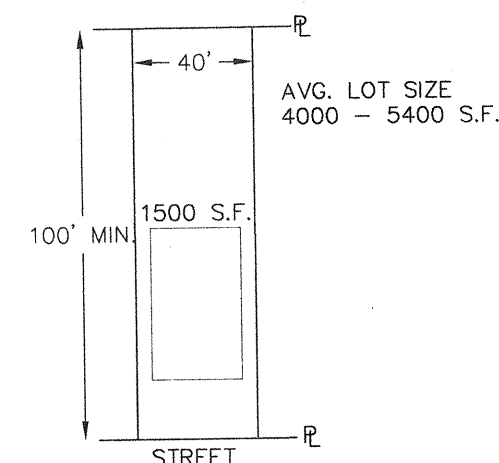
CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO. III B&C FOR TURNING MANUEVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	67.82'	657.00'	05°54'32"	67.78'	N 38°33'58" E
C2	40.47'	843.00'	02°45'02"	40.48'	N 40°08'53" E
C3	25.95'	600.00'	02°28'42"	25.95'	S 57°10'03" E



- NOTES:**
1. LOT SIZES VARY FROM 4000 S.F. TO 5400 S.F.
 2. ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (UDC SEC. 35-333.9).
 3. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 43 BLOCK 2, LOT 1 BLOCK 2, LOT 1 BLOCK 4, AND LOT 14 BLOCK 4.
 4. ALL STREETS ARE PRIVATE.
 5. SPECIFIC LOT DIMENSIONS WILL BE SHOWN ON PLAT.
 6. ALL INTERIOR STREETS WILL BE LOCAL TYPE A (50' R.O.W.)
 7. WATER SERVICE TO BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
 8. SANITARY SEWER SERVICE TO BE PROVIDED BY S.A.W.S.
 9. GAS AND ELECTRIC SERVICE TO BE PROVIDED BY CPS.
 10. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC/PRIVATE RIGHT-OF-WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.
 11. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
 12. DEVELOPER WILL CONSTRUCT A 6" WOOD PRIVACY FENCE ALONG ALL COMMON BOUNDARIES WITH THE CONCORDIA UNIVERSITY PARCEL.
 13. DEVELOPER WILL INSTALL A 6" SANITARY SEWER LATERAL & 3/4" WATER SERVICE TO THE CONCORDIA UNIVERSITY PARCEL SUBJECT TO SAN ANTONIO WATER SYSTEMS AUTHORIZATION/APPROVAL.



AVG. TYPICAL LOT SIZE
NOT TO SCALE

RECEIVED
03 AUG 18 PM 1:53

LEGEND

---	PUD/LIMITS
---	200' NOTIFICATION LINE
---	FLOOD PLAIN LIMITS
---	LOT OWNERSHIP KEY
---	SURVEY BOUNDARY

REVISIONS:
1. AS NOTED - ADDED NOTES REGARDING UTILITY SERVICE & FENCING AT CAFE PARCEL

PAPE-DAWSON ENGINEERS

555 EAST RANSLEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9010

THE VILLAS AT CANYON SPRINGS
SAN ANTONIO, TEXAS
P.U.D. PLAN

PLAT NO.
030157

JOB NO. 3840-47
DATE 6/27/03
DESIGNER J.P.
CHECKED T.B. DRAWN J.P.
SHEET 1 OF 1

OWNER/DEVELOPER:
GORDON HARTMAN HOMES
1175 W. BITTERS
SAN ANTONIO, TEXAS 78216
Tel. - (210) 490-1798
Fax - (210) 499-4635

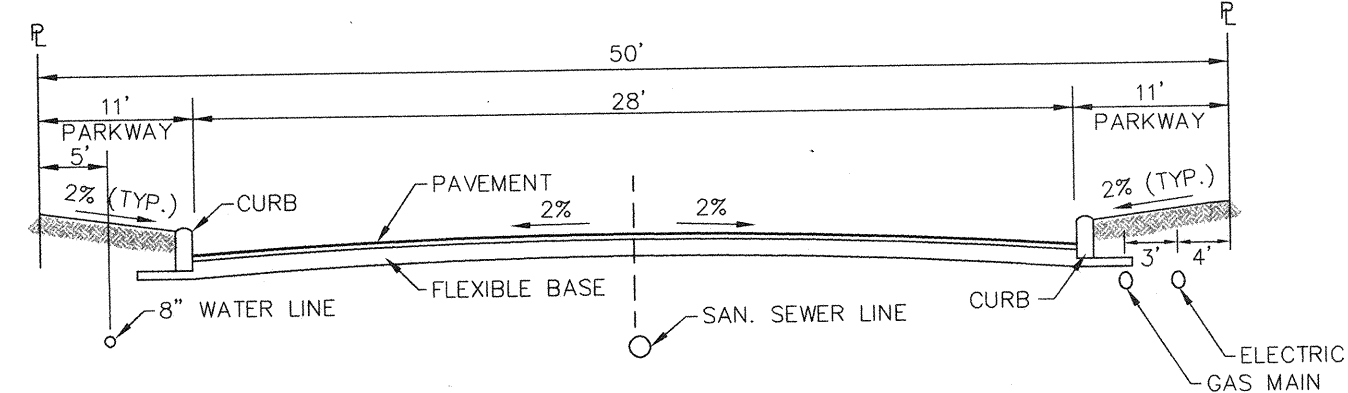
BEATY, SEALE AND FORWOOD
SURVEY NUMBER 417 3/8
ABSTRACT 109
COUNTY BLOCK 4848

B. STAFFEL SURVEY NUMBER 4
ABSTRACT NUMBER 945
COUNTY BLOCK 4929

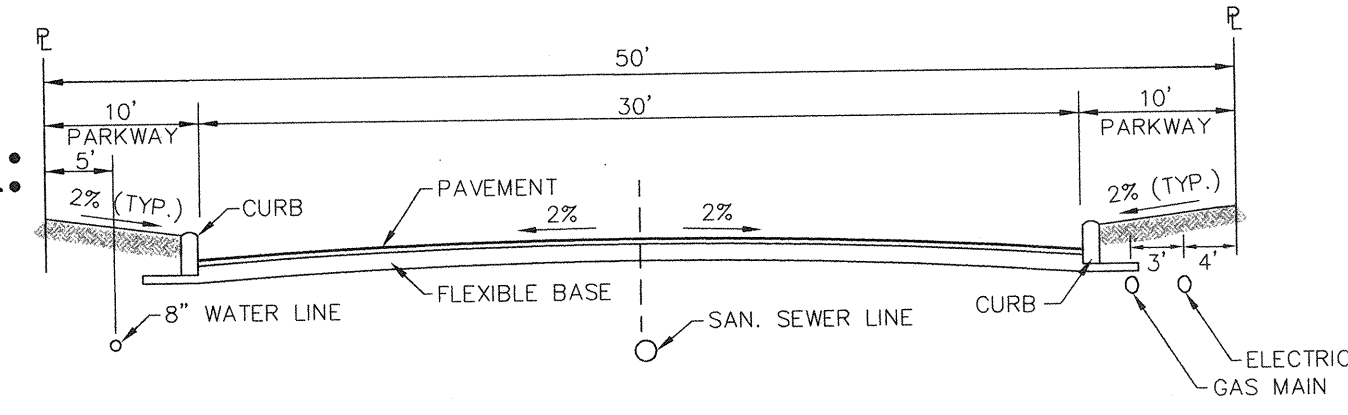
J.H. CLASSEN SURVEY NUMBER 384
ABSTRACT NUMBER 166
COUNTY BLOCK 4927

THE VILLAS AT CANYON SPRINGS
(Planned Unit Development)

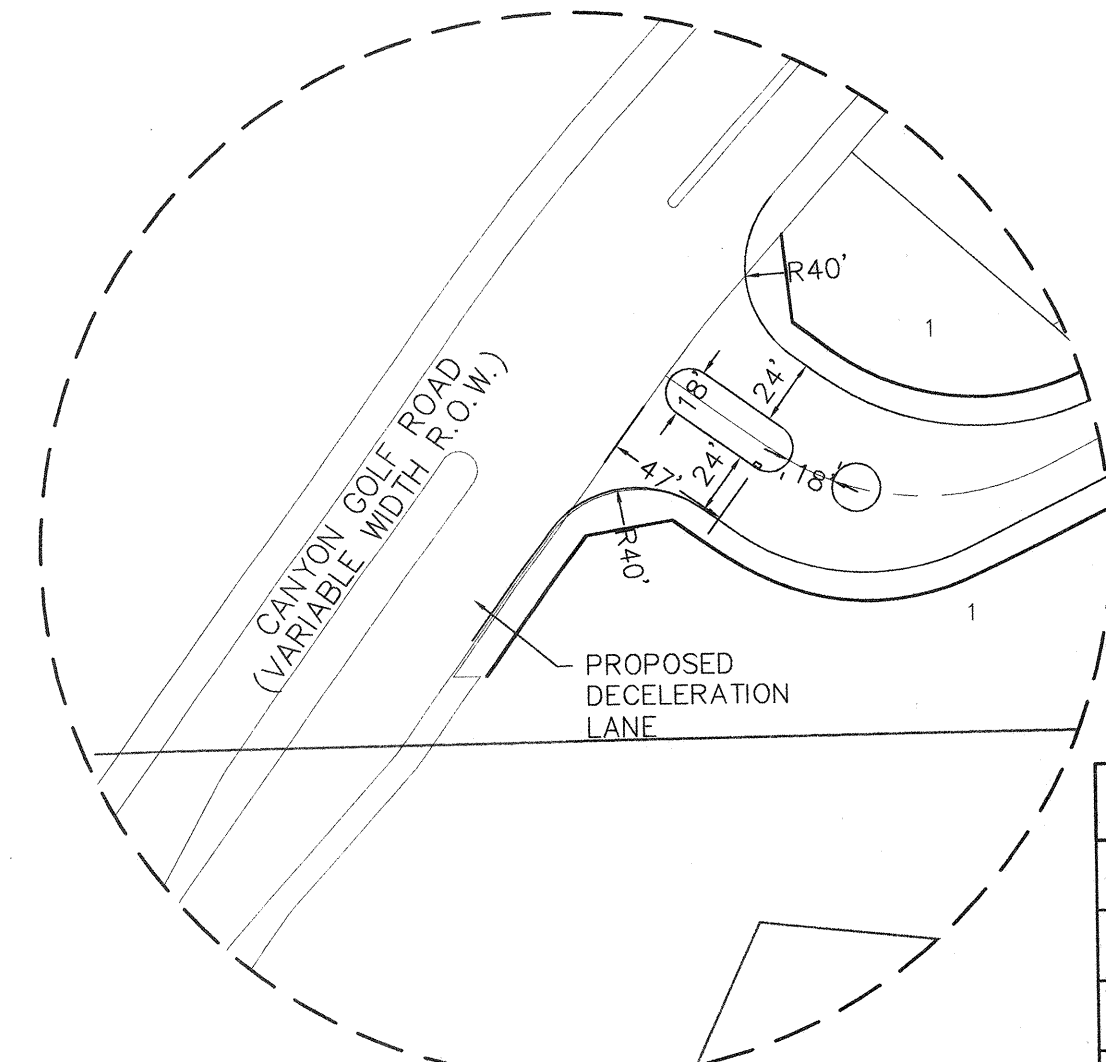
A 22.61 ACRE TRACT OF LAND, DESCRIBED IN CONVEYANCE TO GORDON V. HARTMAN ENTERPRISES, INC., IN WARRANTY DEED RECORDED IN VOLUME 9591, PAGES 1781-1793 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY, SEALE AND FORWOOD SURVEY NUMBER 417 3/8, ABSTRACT NUMBER 109, COUNTY BLOCK 4848, OF BEXAR COUNTY, TEXAS.



50' R.O.W. STREET SECTION
(TRANQUIL RIM, PINNACLE FALLS)
LOCAL TYPE 'A' STREET
NOT TO SCALE



50' R.O.W. STREET SECTION
(PINNACLE FALLS, ECHO SPRINGS, CROWN BROOK)
LOCAL TYPE 'A' STREET
NOT TO SCALE



ENTRANCE DETAIL
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

PROPOSED DENSITY	=	6.43 UNITS PER ACRE
TOTAL ACRES	=	22.38 ACRES
TOTAL # LOTS	=	144 (22.38 AC.)
	TOTAL:	144 (22.38 AC.)
AVERAGE HOME SIZE		1500 SF

OPEN SPACE TO RATIO AND DENSITY TABLE

	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	974,877	22.38	N/A
BUILDING COVERAGE AREA	216,000	4.96	22.2%
OTHER (STREET R.O.W., DRIVEWAYS)	284,446	6.53	29.2%
OPEN SPACE	474,431	10.89	48.6%

#03-009



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Jocelyn Poloskey

DATE: August 27, 2003

Address: Pape-Dawson Eng.
555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 03-009

Name: The Villas at Canyon Springs

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873